

MUNSEY BUILDING SALE TAKES RECORD

Under-Appraised Structure Is
Taken Over by New-Formed
Trust Company.

BUSINESS GOOD IN CAPITAL

Real Estate Brokers Succeed in
Closing Fifty-two Sales
in Single Day.

Three new records for 1913 in realty operations were established in the third week of May. A new high figure for a day's selling was hung up. The total number of transactions for the week exceeded the business of any previous six days of the year. The sale of greatest magnitude of the year was closed in the past six days.

The purchase of the Munsey Building from Frank A. Munsey by the newly established Munsey Trust Company at \$2,000,000, although appraised by impartial experts at \$1,500,000, is the highest priced sale of 1913. It ranks also as the third largest sale of an individual interest in the history of Washington real estate. The Southern building, at a valuation of \$2,000,000, holds the city's record of sales of high-class business property. The site of the Arlington Hotel, at \$1,000,000, is in second place. The new trust company's purchase ranks third.

Last Tuesday the brokers succeeded in closing fifty-two transactions, exceeding by four sales the record of April 3, which had been the most active day of the year. When the total of sales had been computed it was seen that a total of 186 deals had reached the record stage. This number of trades shows an advance of six sales over the results attained in the initial week of April, the former calendar week of 1913.

Record of 1913 Broken.

It is interesting to note that the corresponding week of 1912 was also a record-breaker. A high mark for a day's activity up to that period of 1912 was set at forty-three sales, nine points below this week's newly established record. The third week of May, 1911, took rank as the second best week of the year up to that time.

Tuesday's activity easily distanced the other days of the week, but on at least two of the days the brokers were rather busy. There were thirty-four sales closed on Monday. Yesterday saw twenty-seven deals closed, while twenty-three were effected on Thursday, and seventeen on Saturday's half holiday.

No section of the District predominated in the week's trading, although the outlying suburbs had a slight lead over the near-urban district and the northwest section. There were seventy-eight parcels sold in the suburban section, seventy-five in the near-urban district, and seventy-one in the northwest. The other three cities, twenty-seven sales in the northeast, twenty-one in the southeast, and twenty in the center, made up the balance of trading for the week comprises 288 lots and parcels of real estate.

Second Largest Sale.

Next to the Munsey building, the largest sale of the past six days, was the Belmont property at Fourteenth and Clifton streets, for \$125,000. This property recently purchased at auction was conveyed during the week by John B. Lerner, trustee, to Harry Wardman and Thomas Bones. The property is to be improved with a number of apartment houses. Other operations of Mr. Wardman and Thomas Bones during the week include the selling of three tracts on K street northwest, between Fourteenth and Fifteenth streets, to James Williams and W. R. Stewart, at \$250,000, was involved in the three sales. Mr. Wardman bought the business block at 408 south of Pennsylvania avenue, and thirty-third street, northwest, just south of Pennsylvania avenue, and a large tract in the near-urban district.

The former Tyler home on I street just off Connecticut avenue, which is to be occupied by the Commercial Club, was transferred early in the week to the American Security and Trust Company to hold in trust for the contributors to the purchase money. The names of the contributors are not disclosed on the record.

Other business property changing owners during the past six days were 311 Thirteenth and one-half street northwest, 629 Ninth street northwest and Fourth and H streets northwest. The first named was bought by Willis R. Leagues, the second by Patrick O'Donoghue and the third by the National Capital Building Company. Nominal considerations only are stated in the deeds.

Loan Market Dull.

The loan market did not keep pace with the activity of the sales department of the real estate business. The total of loans for the week was \$202,200. This sum was borrowed on the security of 171 lots at an average interest rate of 6.7 per cent.

Straight loans were the van of the market, aggregating \$34,700.50. The sum of all the notes given for deferred purchase money was \$10,000. The sum of the building associations was \$72,350.

County property was first choice as loan security with a total of \$23,285.10 and in the northwest was pledged to the extent of \$29,066.50. The record of loans in the city sections was: Northwest, \$35,723.32; southwest, \$35,100; and southeast, \$4,055.80.

Wardman's Department Reports Twenty Sales

More than twenty sales, aggregating more than \$100,000, are reported from the newly organized real estate department which Harry Wardman has established as an adjunct to his building operations.

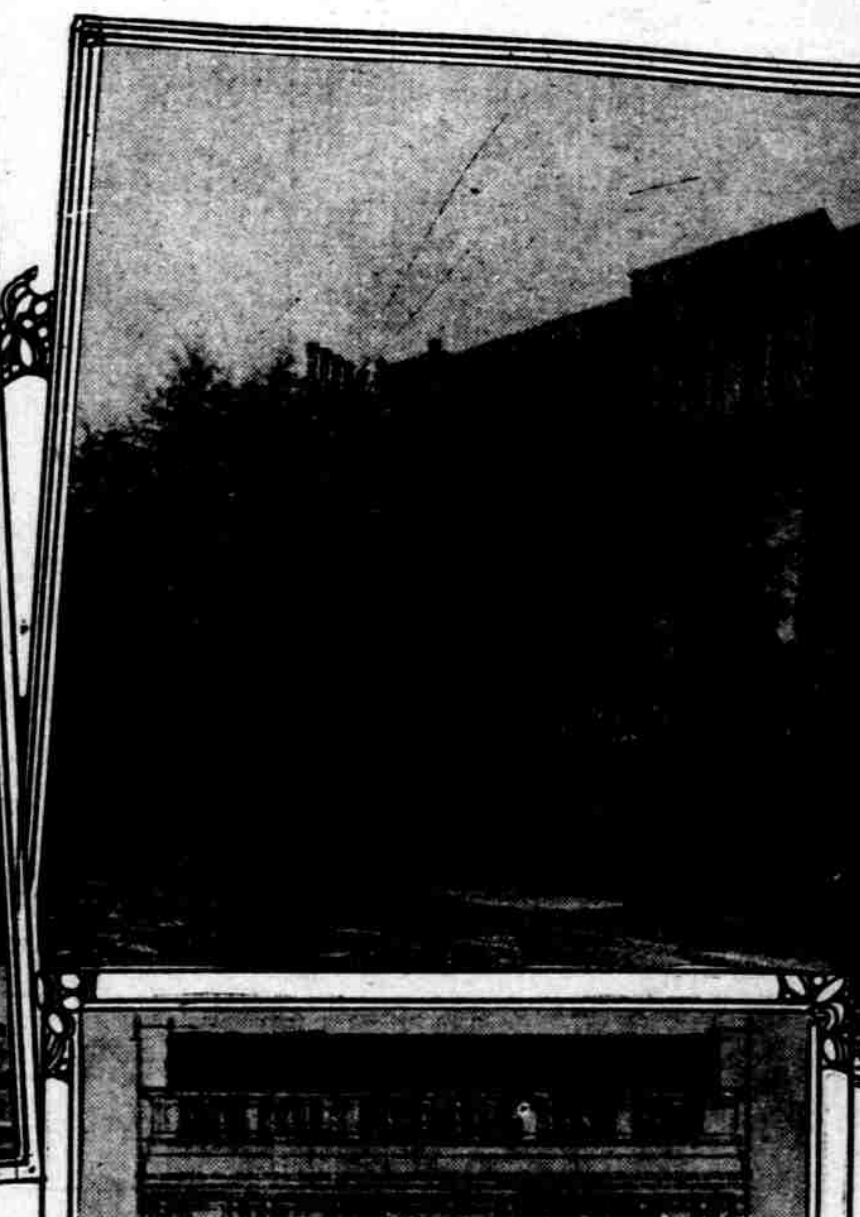
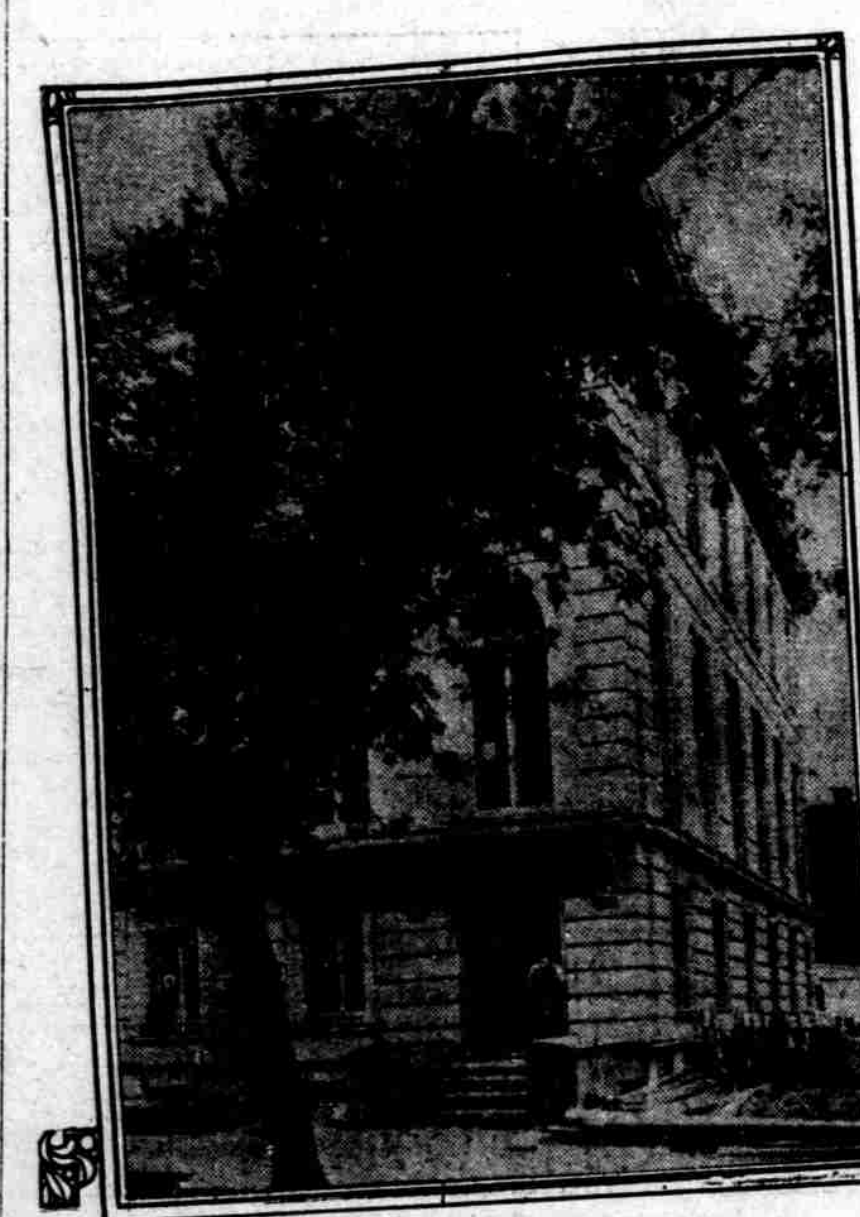
The department, in the new Wardman building, in K street between Fourteenth and Fifteenth streets, is now in complete working order. Some of the sales reported are the following:

To E. F. Hayward, 1409 Perry place northwest; to M. Cassell, 137 Connecticut avenue northwest; to P. M. Bigler, 1407 Perry place northwest; to Helen Gray, 1419 Perry place; to W. A. Ryan, 2311 Connecticut avenue; to S. R. Lovelace, 1202 Buchanan street northwest; to G. F. Goshen, 128 Todd place northeast; to D. G. Goodnow, 140 Perry place; to G. E. Vaughan, 120 Todd place; to K. O. Stultz, 1505 Buchanan street; to O. L. Pearce, 3055 Connecticut avenue; to F. L. Tracy, 1419 Perry place; to E. W. Newman, 404 Fourteenth street northwest; to Robert Featherstone, 1333 Buchanan street; to N. E. Hancock, 136 Todd place; to W. J. Camp, 1024 Second street northeast; to C. G. Younger, 143 Perry place; to W. J. Doolan, 120 Hart street northeast; and to N. T. Young, 1419 Perry place.

Three Fashionable Residences Nearing Completion in Capital's Northwest Section

Residence of Frank P. Mitchell, at 1817 Q Street Northwest.

Tudor Residence of Mrs. Helen S. Meserve in R Street, Near Eighteenth Street Northwest.



NEW RESIDENCE IS OF TUDOR DESIGN

Mrs. H. Fessenden Meserve's
Home, in R Street, Now
Nearing Completion.

Emphasizing to a degree seldom attempted in modern times the early Tudor style of architecture, the new residence of Mrs. H. Fessenden Meserve, in R street just west of Eighteenth street, is nearing completion. Contractors for the exterior have finished their work, and the interior will be let during next week. It is expected for the interior, Clarke Wagman is the architect and general supervisor of the construction.

The house is situated on a lot 100 feet square and has the unusual frontage on R street of eighty-seven feet. The brick has been laid in the style of the old English manor houses, and the effect is emphasized by liberal use of Indiana limestone in windows and trimmings.

The entrance is through a vista which leads to a formal garden in the rear, and the first, or basement floor, is entered from this vista through a large entrance hall. In this English basement are two reception rooms, two toilets, a butler's room and bath, a dust room, servants' hall, kitchen, scullery, pantry, dining room, and especially attractive bay breakfast room, which overlooks the garden.

On the main floor of the house, the most pretentious room will be the drawing room, which is to be forty-eight by thirty feet in dimension, and will have the height of two floors. It is to be paneled with oak and will have a carved oak beam ceiling, stone fireplace, and a large carved stone fireplace.

Marble Stair Hall. On this floor, too, will be the marble promenade stair hall, the billiard room and library. Above the main floor will be the mezzanine floor, where an attractive balcony will overlook the drawing room. In this floor will be the sewing room, the study, and four servants' rooms and bath.

The top floor will be the bed room floor, and here will be four master bedrooms, two boudoirs, two dressing rooms, and five baths. An attractive feature which is to be developed after the completion of the house is the formal garden in the rear, and the house, garage, and garden are all designed with an idea of uniformity.

Houghton & Company Report Twelve Sales

Twelve sales are reported this week by A. C. Houghton & Co., including several attractive residence properties. For Benjamin L. Webb, they sold the two-story brick dwellings at 1928 and 1928 N street northwest, to an out-of-town client, who will hold them for investment purposes.

Leo J. Long purchased a lot in Franklin street, Brookland, on which he proposed to erect an attractive dwelling. Mr. Long also purchased an investment four lots in New Hampshire avenue, just north of Grant circle, from Corinne R. Greenleaf.

George C. Hough sold to Annie M. Easton through this brokerage the six-room dwelling at 225 Indiana street northwest, where the purchaser will live. W. W. Manley sold 303 acres in Albemarle county, Va., to Washington clients who will develop an apple orchard.

For John A. Hunter they sold the three-story dwelling at 1520 Ingleside Terrace, taking in part payment the two dwellings at 2227 and 2229 Nicholson street southeast.

DONALDSON HOUSE CONTRACT AWARDED

New Hampshire Avenue Home
Will Be Built Along Lines of
Italian Renaissance.

Ground was broken this week for the splendid residence to be erected by R. Golden Donaldson at 128 New Hampshire avenue. The work will be pushed as rapidly as possible, and Mr. Donaldson expects to take possession of the house early in December.

The residence will follow closely the Italian renaissance style of architecture, the plans having been drawn by George C. Hough, Jr. It will cost, including the lot, about \$70,000. The house will be four stories high, twenty-five feet front and ninety feet deep. The influence of the Italian renaissance period will be especially noted in the front, where there are to be two overhanging stone balconies on the second and the third floor.

The house will be finished with a hall in Caen stone. The entrance into an English basement is through a large entrance hall, finished entirely in Caen stone. Back of this hall is the reception room, in which a large stone fireplace will be a feature.

The rear of the first, or basement floor, will be devoted to cloak rooms for women and men, servants' dining room, kitchen, etc. The second, or main floor of the residence, will contain the living room, living hall, and dining room, so constructed that these may all be thrown together so as to make practically one room seventy-five feet long.

The living room, which will extend the entire width of the house and open onto the overhanging balcony, is to be finished in Circassian walnut. The room will also combine the features of a library. There will be five large windows and eleven pilasters.

Realty Transfers

Northwest. E street northwest, between Thirteenth and Fourteenth streets (Munsey Building); Frank A. Munsey to The Munsey Trust Company, original lot 2, square 24, lot 10, square 25, lot 11, square 26, lot 12, square 27, lot 13, square 28, lot 14, square 29, lot 15, square 30, lot 16, square 31, lot 17, square 32, lot 18, square 33, lot 19, square 34, lot 20, square 35, lot 21, square 36, lot 22, square 37, lot 23, square 38, lot 24, square 39, lot 25, square 40, lot 26, square 41, lot 27, square 42, lot 28, square 43, lot 29, square 44, lot 30, square 45, lot 31, square 46, lot 32, square 47, lot 33, square 48, lot 34, square 49, lot 35, square 50, lot 36, square 51, lot 37, square 52, lot 38, square 53, lot 39, square 54, lot 40, square 55, lot 41, square 56, lot 42, square 57, lot 43, square 58, lot 44, square 59, lot 45, square 60, lot 46, square 61, lot 47, square 62, lot 48, square 63, lot 49, square 64, lot 50, square 65, lot 51, square 66, lot 52, square 67, lot 53, square 68, lot 54, square 69, lot 55, square 70, lot 56, square 71, lot 57, square 72, lot 58, square 73, lot 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